

Gallatin County Planning Department

News



March/April 2008

Vol. II Issue II

Proposed Transportation Amendments to the County's Subdivision Regulations.

By Planning Director Greg Sullivan and Planner Chris Scott

As Gallatin County grows, we all would like to continue enjoying (relatively) hassle free commutes and feeling safe on our roads. Most people also agree that our transportation infrastructure must keep pace with our growth and that the costs for those improvements should be shared, to an extent, between new development and the public. As such, last fall the Gallatin County Commission (Commission) formulated policies to address the myriad of ongoing issues related to the continued development of our transportation infrastructure. Now, as one method to implement these policies, Gallatin County is developing proposed amendments to the Subdivision Regulations.

On October 17, 2007 the Commission adopted the Transportation Infrastructure Policies (Policies) and directed the County Planning Department to prepare corresponding amendments to the Subdivision Regulations. Of primary concern is the development of adequate infrastructure in the unincorporated areas of the County that continue to see significant growth, subdivision development, and increased impacts to the County road system. The Commission also desires to reexamine the method for determining the amount of off-site transportation infrastructure improvements required of a subdivider.

During the next several months, the County Planning Board and County Commission will be considering amendments to the Subdivision Regulations that will include, among others:

1. An increase in the threshold for paving off-site access roads from 100 trips per day to 300;
2. A decrease in the threshold of paving interior subdivision roads from 100 trips per day to 50;
3. An increase in the average trips per day for a single-family residence from eight to ten;
4. Allowing subdividers to have the option of doing a Traffic Impact Study rather than meet the numerical standard - subdividers can then propose specific mitigation measures that are relative to the impacts the subdivision will have on the off-site access roads;
5. Inclusion of minimum submittal requirements for Traffic Impact Studies. Traffic Impact Studies will be required to be completed for any subdivision that will generate an average of 500 trips per day or greater. However, a Traffic Impact Study still may be required for any subdivision that generates less than 500 trips per day if the County Road Department finds there are localized safety or capacity deficiencies. Traffic Impact Studies will also be an option for any subdivision under 500 trips per day;
6. Incorporating road designs standards from the Greater Bozeman Area Transportation Plan or any other County adopted Transportation Plans as requirements within the Subdivision Regulations;
7. Creating a proportional reimbursement program that will provide financial reimbursements to subdividers when subsequent subdivisions use roads improved by other subdividers;
8. Requiring sidewalks for all subdivisions when the majority of lots are less than one acre. In lieu of sidewalks, allow trails or a combination of sidewalks and trails connected and accessible to all lots; and
9. Requiring all subdivisions where a majority of the lots are less than one acre in area and located within adopted planned areas of a municipality to meet the municipality's minimum street design standards.

In addition to the above, the proposed amendments would affect the subdivision review process by requiring Traffic Impact Studies (TIS) to be peer reviewed and approved by the County prior to submittal of an application for subdivision. Finally, other changes may come up through the County's review of these proposed changes.

On April 22, 2008 the Planning Board will conduct a public hearing on the proposed regulations and forward a recommendation on to the County Commission. Copies of the proposed amendments are currently available to the public on the Planning Department's website:

www.gallatin.mt.gov/planning.

As always, we encourage the public to contact the Planning Department for more specific information on the changes and how they might impact the subdivision review process. As always, for more information on this or any other land use topic, please call us at County Planning: 582-3130 or visit our website.

Quick Refresher

Address assignment for a new construction in the County; go to the Geographical Information Systems (GIS) Department on the 3rd floor of the County Courthouse.

Covenants are available at the Clerk and Recorder's Office on the 2nd floor of the County Courthouse

Plat maps may be viewed at the Clerk and Recorder's Office on the 2nd floor of the County Courthouse.

Septic Permits may be obtained from Environmental Health on the 1st floor of the County Courthouse.

Taxes, Assessment go to the State Assessor's Office on 2273 Boothill Court Ste. 100, or call 582-3400.

Taxes, County payments go to the Treasurer's Office on the 2nd floor of the County Courthouse.

Zoning information in and around the City of Belgrade (388-3760).

Zoning information in the City of Bozeman (582-2260).

Zoning information in and around the Town of Manhattan (284-3235).

Zoning information in the City of Three Forks (285-3431).

Zoning information outside of Belgrade, Bozeman, Manhattan and Three Forks jurisdictions is at the Gallatin County Planning Department located on the 2nd floor of the County Courthouse or call 582-3130.

Please refer to our website: www.gallatin.mt.gov/planning

Grass Roots -- Neighborhood Planning

By Planner Warren Vaughan

The Neighborhood Planning Program continues to progress in the three planning jurisdictions: Four Corners, Gallatin Gateway, and Amsterdam/Churchill. A brief update follows:

Amsterdam/Churchill

The Amsterdam/Churchill Planning Group and the County Planning Department hosted a community event on January 22, 2008 called "From Dialogue to Action". Approximately 85 residents attended and discussed ways they could make the values and goals identified in the November 15, 2007 Kickoff Meeting more tangible. Specifically, residents discussed tools to promote land use compatibility, preserve the agricultural land and lifestyle of the area, focus growth into the core of the existing community, promote values provided by the small-town atmosphere, and provide necessary infrastructure for future growth. Conclusions reached for the core of the community include: requiring sidewalks in new development, identifying key road and pedestrian connections, and participating in parks and trails planning. Outside of the community core, residents expressed a desire to explore standards protecting canals and ditches, as well as an interest in learning more about flexible zoning regulations protecting open space while still providing farmers with options. All residents expressed a commitment to continuing the conversation about the future of the community. The next event is scheduled for March 14, 2008 to discuss parks and trails planning for the core of the community. The steering committee continues to meet



Residents of the Amsterdam/Churchill Community discuss tools for managing growth and change.

the first and third Monday of every month from 7:00 - 9:00 p.m. at the Amsterdam Fire Department.

Gallatin Gateway

The Gallatin Gateway Planning Group and the Gallatin County Planning Department hosted a community event on January 30, 2008 called "Putting the Pieces Together: Goals and Policies for Rural Gallatin Gateway". Approximately 67 residents attended and discussed options for the rural parts of the planning jurisdiction. This was the fifth community event in a year for Gateway, and rough drafts of portions of the plan are circulating within the community. The next event will be "Putting the Pieces Together: Goals and Policies for downtown Gateway" on March 13, 2008. At this point in the process, the community has generally agreed on policies directing higher-density growth in to the core of Gateway, protecting canals and ditches in the rural areas, establishing setbacks to the Gallatin River and other watercourses and

establishing standards for billboards along Highway 191. The Gateway Planning Group continues to meet on the first and third Wednesday of every month from 7:00 - 9:00 p.m. at the Gateway Community Center.

Four Corners

The Four Corners Steering Committee continues to meet on the second and fourth Wednesday of every month from 5:30 - 7:00 p.m. at the Monforton School library. The group has been working for over a year to draft a zoning regulation to implement the Four Corners Community Plan adopted by the County in April 2006. At this time, the group is finalizing details on the draft code and plans to release the draft for public comment by the end of March or early April.

For questions about the neighborhood planning efforts please contact Planner Warren Vaughan at the County Planning Department located in room 208 of the County Court House or at 582-3130.

County Planning Board

- Conditional Use Permit for Southwest Montana Veterinary Emergency Clinic - Recommended to approve

County Planning & Zoning Commission

- Hyalite Zoning District Prinham/Foster Conditional Use Permit - Approved
- Gallatin Canyon/Big Sky Zoning District Spanish Peaks Conditional Use - Continued
- Scheiner Variance
- Spanish Peaks Resort Ph.7 CUP

Gallatin County/Bozeman Area Board of Adjustment

- McWalter Variance - Approved
- Jackson Variance - Approved
- Dreiseszun/Taylor Appeal - Continued
- The Hanger LLC/Filmlites of Montana LLC Appeal - Affirmed

Land Use Permits Approved in January and February

- Perlinski SFR - 890 Fort Ellis Rd (Donut Zoning District).
- Gannon SFR - 6 Park Plaza (Donut Zoning District).
- Holder SFR and Garage - 54202 Gallatin Rd. (Big Sky Zoning District).
- Alpine Snowmobile Tours - 47770 Gallatin Rd. (Big Sky Zoning District).
- Krusniak Garage - 2020 Little Coyote (Big Sky Zoning District).
- Chamberlin SFR - 324 Dogwood Dr. (Donut Zoning District).
- Blackwood/Friedland Addition - 7013 Jade St. (Hyalite Zoning District).
- Spanish Peaks Cabin #35 - 135 Tanager Fk. (Big Sky Zoning District).

Published Bi-Monthly by the Gallatin County Planning Department Contact:

planning@gallatin.mt.gov or at 582-3130